Realty Title 06
Box 488

WARRANTY DEED

Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 02/20/04 10:17 2pgs
Fees:13.00 Taxes:407.00
20040220-0019608

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TEN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF FEBRUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: 9-16-07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076

H-1443

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn P. Murphy	1st Trust Bank for Savings	064-16-0-C 041.00 CO
(NAME)	(NAME)	
1200 Wembley Dr.	P.O. Box 17257	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Memphis, TN 38187-0257	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Margaret J. Tankersley, Surviving Trustee U/A/D March 18, 1998, will full power to sell mortgage or convey, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shawn P. Murphy, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Section Two, Wembley Downs, of record in Plat Book 7900, page 363, said Register's Office.

Being all of the same property conveyed to James H. Tankersley and wife, Margaret J. Tankersley by deed dated October 7, 1994 from Christopher J. Austin and wife, Tia Lynne Austin and Janice C. Austin, single of record in Book 9494, page 22, Register's Office for Davidson County, Tennessee, being further conveyed to James H. Tankersley and wife, Margaret J. Tankersley, Trustees and any successor Trustee thereto u/a/d March 18, 1998, by deed dated March 18, 1998 from James H. Tankersley and wife, Margaret J. Tankersley of record in Book 10855, page 982, said Register's Office.

James H. Tankersley has since died, leaving Margaret J. Tankersley as the surviving Trustee with full power to sell, mortgage or convey.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Tambra Tankersley executes this Warranty Deed for and on behalf of herself and Margaret J. Tankersley pursuant to a Power of Attorney recorded simultaneously herewith.

unimproved ☐

This is improved ☒ property, known as 1200 Wembley Dr., Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 18th day of February, 2004.

Margaret J. Tankersley, Trustee by: Tambra Tankersley attorney in fact

Margaret J. Tankersley, Surviving Trustee U/A/D
March 18, 1998, will full power to sell mortgage or
convey
By: Tambra Tankersley, AIF

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Tambra Tankersley, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Margaret J. Tankersley, Trustee, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Margaret J. Tankersley, Trustee. Witness my hand and Notarial Seal this 18th day of February, 2004.

Darlene Short
Notary Public

My Commission Expires: 11-25-07

DARLENE SHORT
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.

~~RETURN TO:~~

Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076